

233 South Wacker Drive Suite 800, Willis Tower Chicago, IL 60606

312-454-0400 (voice) 312-454-0411 (fax) www.cmap.illinois.gov

Land Use Committee Meeting Minutes

Wednesday, February 17, 2010

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Willis Tower, Chicago, Illinois

Members Present:

Mark Avery (chair), Roger Dahlstrom, Kristi DeLaurentiis, Lisa DiChiera, Jim LaBelle, Ed Paesel (co-chair), Curt Paddock, Robert Palmer, Dennis Sandquist, Karen Stonehouse, Heather Tabbert, Kai Tarum, Nathanial Werner

Members Absent:

Judy Beck, Robert Cole, Jerry Conrad, Karie Friling, David Galowich, Heather Smith, Nancy Williamson, Norm West

Staff Present:

Ty Warner (committee liaison), Ryan Ames, Patricia Berry, Ylda Capriccioso, Bob Dean, Jon Hallas, Matt Maloney, Stephen Ostrander, John O'Neal, Erik Pederson, Jack Pfingston

Others Present:

Damon Lee (Sustainability Property Transitions), Kristen Anderson (Metra), Tom Chefalo (Lake County Planning, Building & Development), Robert Munson (CMAP Citizen Advisory Committee)

1.0 Call to Order

The meeting was called to order at 9:03 a.m.

2.0 Agenda Changes and Announcements

None.

3.0 Approval of Meeting Notes – December 16, 2009

Bob Palmer moved, Karen Stonehouse seconded to approve the minutes of December 16, 2009. All approved, the motion carried.

4.0 Legislative Update

Ylda Capriccioso spoke about the status for CMAP being able to acquire the 3.5 million dollars associated with the Comprehensive Regional Planning Fund.

Lisa DiChiera brought attention to several bills. The Illinois Historic Rehabilitation Tax Credit (HB 4823 / SB 2559) would encourage residential and commercial rehabilitation, downtown and neighborhood revitalization, create jobs and promote sustainability in Illinois. The Illinois School Repair and Construction (HB 6050) would allegedly amend the state school code to allow for the equal consideration of repairing aging school buildings to replacing them with new construction.

Dennis Sandquist mentioned the bill (HB 4877) that enables counties to regulate telecommunication facilities.

Kristi DeLaurentiis discussed the importance of Senate Bill 2549 on rainwater harvesting. Additionally, a Pedestrian Safety bill (HB 43) was mentioned that clarifies the responsibilities of drivers and pedestrians by amending the Illinois Vehicle Code to require cars to stop when approaching pedestrians in crosswalks. A bill being referred to as Public Private Partnerships for Transportation (SB 3482) would establish state enabling legislation that authorizes the Toll Highway Authority, Regional Transportation Authority, and IDOT to use PPPs for the creation of new or the privatization of existing, infrastructure. The last bill mentioned was the Renewal of Affordable Housing Tax Credit (HB 6038) that would extend the expiration deadline of the credit to 2016.

Mark Avery spoke about the bill (HB 2516) Representative Franks from McHenry counting is proposing that would allow collar counties to opt out of the RTA sales tax. As a representative a DuPage County, they are opposed to this legislation.

5.0 GO TO 2040 Update: Bob Dean, CMAP

Bob Dean gave a status update on the process with the *GO TO 2040* Plan. The Preferred Regional Scenario was approved in January and the planning division has moved into a stage that explores the details of what the plan will be and the recommendations it will make. Progress updates and input/feedback will be solicited from the Land Use Committee in March and April for other recommendation areas which include open space, coordinated investment, data sharing and transparency, freight, food systems, and capital projects. The final plan should be completed by June.

Karen DeLaurentiis asked if the Land Use Committee should submit recommendations in a formal way. Bob said the process will be more iterative and they will be collecting all of the input and put it together.

6.0 GO TO 2040: Tax Policy Snapshot: Matthew Maloney, CMAP

Matthew Maloney presented the tax policy snapshot that was worked on over the past several months. Tax policy is a new subject matter for CMAP and it has been an interesting experience, one that the CMAP board views as a priority. Some of the general findings of the snapshot are that Illinois is more reliant on sales and property taxes than many other Midwest and East Coast states; there appears to be land use impacts due to the reliance on sales tax; revenue sharing, especially between state of local units of gov-

ernment, is a significant contributor to local decision making; and their appears to be some clear economic impacts from the local, county, and state tax structures. Moving forward with tax policy at CMAP will mean extending the snapshot analysis for making recommendations in the GO *TO* 2040 Plan as well establishing a Regional Tax Policy Task Force made up of local municipal representatives, businesses, academics, and civic organizations.

Ed Paesel asked if the assessment from the snapshot included Tax Increment Financing (TIF). Matt replied saying it was not included.

Kristi DeLaurentiis asked if the economic impacts mentioned about wages (in the snapshot) were indirect effects. Matt said they were indirect effects as calculated using the Implan software model.

Roger Dahlstrom gave an account of a site that was envisioned to become a corporate office but was developed as an auto-park because local officials felt the short-term local revenue would be higher. Roger also added that sales tax, especially in Cook County appears to be having real land use impacts as a result of businesses leaving. Roger spoke about the potential damage the Property Tax Extension Limitation Law (PTEL) could have. He has been involved at NIU with a new model that measured the impacts that tax caps could have even when the recession is over.

Kristi asked if the snapshot report looked at any referendums for increasing the levy amounts. Matt said they did not.

Jim LaBelle asked if income levels were looked at in relation to levy levels because there appears to be a clear correlation. Matt said they did look at incomes, but not in a systematic way.

Roger complimented the snapshot report for speaking about the fiscalization of land use. The reality of local-decision making is highly influenced by local tax structure.

Mark Avery wondered if the replication of government services will be addressed. Matt said it will be written about in the Coordinating Investment portion of *GO TO 2040*.

Curt Paddock asked what CMAP would have to know so the language could shift from "may have land use impacts" to "have land use impacts." Matt said it is very hard to have a single finding across so many units of government. Using a case study approach is much more effective at deriving more clear findings or impacts. Because of the complication in the research and other implications, it is hard to say something like there are too many retail power centers. Curt said he understand the hesitancy to not say something like that, but is there other hesitancies that are beyond the researcher mentality-hesitancies that are more concerned about offending someone's interests. Matt replied,

noting the area is new to CMAP and just not in the position at this point to use stronger language.

Roger added that he and his fellow tax researchers would be hesitant as well. One possible way to get around such hesitancy though is to use surveys to public officials that help show motivations driving local decisions as has been conducted in California. Roger also pointed to some recent research on conservation design developments that have had pretty clear fiscal benefits for the local government as opposed to developing a conventional suburb design.

Kristi asked if there was a timeline for the creations of the task force. Matt said that it is planned to be formed shortly after the plan is released. Kristi added that legislators should be included in the group.

Jim wondered if there even is a coherent tax policy at the state level. He would like to know more about the real story of how tax policy is developed.

7.0 2040 Municipal Baseline Forecasts: Jack Pfingston, CMAP

Jack Pfingston presented how CMAP has been engaged in developing more robust population and employment projections using the Future View tool. Erik Pederson and Jack went into the field about a year ago to make forecasts for 2040. They have altered the process by making future projections a rolling process instead of one that takes place every three to four years. The projections seem to be quite good thus far. Right now, they are wrapping up with municipalities in Lake County and are meeting with DuPage officials next week. Then they will be on to Cook to complete the coverage of the region. There has been a notable effect of the recession on officials' development expectations. For instance, some municipalities in Kane County have altered their expectations to the extent that their current 2040 population projections are actually slightly less than their 2030 projections of population. Projections of employment were not similarly affected, as over 90% of municipalities had 2040 employment expectations exceeding those of 2030. There appears to be a noteworthy mixed-use development trend in that several municipalities are engaging in mixed development strategies for new or Greenfield developments (as opposed to re-development). One new element has been the emergence of expectations for new agriculture uses by 2040. Another interesting component to these projections is that they have generally followed the direction of their local plans and that no community has expected new development in what CMAP calls "constraint areas" (wetlands, preserves, etc.). Jack and Erik then took the committee through a tutorial of how the Future View software works and the steps they go through when they sit down with officials.

Kristi DeLaurentiis asked if municipal officials distinguish between 2030 and 2040 projections. Jack said that if officials are unsure, then he encourages them to be conservative and wait on making a projection for that development.

Kristi followed up wondering if some projections are being dramatically altered due to the recent economic climate. Jack said that except for the larger municipalities, many had apparently been influenced by the economic turndown

Kai Tarum asked if analyses have been done comparing past forecasts. Jack said they have, though CMAP will be doing more to continually improve the process.

8.0 Census Ecoomic Data: Jon Hallas, CMAP

Jon Hallas spoke about a series of webinars for using Census data that happened last year and about one coming up on March 3rd and gave an update on changes to the American Community Survey (ACS). The Census Bureau has been changing ACS and will provide annual estimates at the block and tract level by the end of 2010. Jon then took the committee through a mini tutorial of the webinars.

Jim Labelle asked if all of the data could be downloaded. Jon said that it could be and demonstrated how to do that in multiple ways.

Karen Stonehouse asked if the population has to be at least 65,000 for the ACS to report it. Jon said that used to be the case, though that changed last year. Data was available for communities 20,000 and over and by the end of this year they should have data down at the block and tract level.

Kristi DeLaurentiis made note of the wide margin of errors and asked if the 3 and 5 year estimates from ACS will be more accurate. Jon said that they will be more accurate and to be cautious in using any particular figure because of the margin error.

9.0 Next scheduled meeting:

March 17th 2010

10.0 Public Comment

There was no additional public comment.

12.0 Adjournment

The meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Ty Warner AICP

Staff Liaison to the Land Use Committee

Notes compiled with the help of Ryan Ames